



This representation is submitted by Ollerton with Marthall Parish Council in respect of planning application 20/4976M.

Proposal: Proposed development of a Retirement Care Community

Address: HOLLY TREE HOUSE, PEPPER STREET, CHELFORD, MACCLESFIELD, SK11 9BE

PLEASE NOTE THE DEVELOPMENT IS LOCATED WITHIN THE PARISH OF MARTHALL NOT CHELFORD

Case Officer: Nick Hulland

The application is located within the Green Belt where development is subject to stricter control and the policy focus is on preserving the openness of space, setting and rural character. Ollerton and Marthall is washed over by the Green Belt and careful consideration should be afforded to maintain the openness of space and avoid harm caused by inappropriate development.

The proposed development is situated within the rural parish of Marthall, not Chelford as indicated by the applicant's address. The implications of such a large scale development need to be assessed against local policies for the area and the requirements expected within the Green Belt, as well as our emerging Neighbourhood Plan. There are no housing targets for the area and a need for a retirement village has not been identified through our Neighbourhood Plan. Ollerton with Marthall Neighbourhood Plan states that there is more than ample provision for housing in the area, so there is no need or requirement for this development. Indeed it addresses the issue of the elderly specifically, quote 7.13

"The Housing Advice Note highlights that there are a large proportion of households who will become very elderly over the plan period. However, it is recognised that whilst there is a need to consider carefully the provision of specialist housing for the elderly, the viability of such provision and the need to ensure that sheltered/ retirement provision is close to services and facilities, may lead to such accommodation being better provided for in larger settlements. "

It must be stated that the parish has had approval for 20 dwellings recently and some significant businesses have opened here such as Neptune. We are not opposed to development; however it must be appropriate and not have a significant impact on the Green Belt and the infrastructure. Also given its location it must not impact neighbouring parishes.

By definition, development within the Green Belt is inappropriate and therefore harmful [NPPF paras 143-145]. It is also contrary to CELPS Policy PG3 and draft SADPD Policy PG3. The proposal will be built on previously undeveloped Green Belt land, existing buildings to be utilised form a very small proportion of the total scheme. The impact on the Green Belt will cause **substantial harm**. The applicant provides no evidence of "very special circumstances" or overriding public benefit to justify development in the Green Belt. The environmental harm must be sufficiently evaluated and have mitigation of substantial value and taking full account of any bio-diversity net gain.

The CELPS and the draft SADPD have procedures and processes to determine the need for the type of development proposed. No evidence has been provided to show that it will meet objectively assessed need. The community consultation carried out is without doubt questionable; it does not provide any evidence of the findings. Supporting documentation is clearly absent and the online nature of the consultation does not reach the target audience (elderly), given many will not use or have access to the internet. The applicant has endeavoured to develop this land on many occasions with different schemes and held public consultations, on all occasions the community has rejected these inappropriate large scale developments.

The pre- application advice from the local Authority raises concerns regarding the impact on the openness of the site, there are also implications regarding infrastructure certainly highways issues. The application lacks an effective Construction Management Plan and the impact on existing highways, including safe access and exit at restricted road junctions between the proposed site and services and facilities have not been assessed effectively. Furthermore the long term traffic impacts of this development will need to be considered carefully, given the proposed 100 car parking spaces and the total reliance on car travel given the poor public transport available in the area. This site has poor access to the facilities with the lack of footpaths and no street lighting along a busy A- road. The impact of noise, light pollution and traffic movements have to be assessed and are likely to be unacceptable in the countryside.

This site is known as "Stockin Moss". As such it is not only flooded regularly in winter, but any such peat land should be protected. Given the climate changes we are all experiencing we are facing flooding issues in many parts of the parish, this large scheme in this area will have implication that will escalate over time.

Given the scale of the proposed development and its close location to our neighbouring parishes, Ollerton with Marthall Parish Council have engaged with discussions with Chelford, Snelson and Over Peover to ascertain an overall view of this proposal. We have concluded that this application is totally inappropriate within the Green Belt and will affect the surrounding communities negatively. We request that this application is refused for the reasons stated.

Please also read the accompanying Highways report prepared by SCP on behalf of Ollerton with Marthall, Chelford, Snelson and Over Peover Parish Council in order to satisfy resident concerns.